



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All seven commissioners were present. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Changes to the Agenda

It was moved by Commissioner Bell and seconded by Commissioner Raley to move agenda item G after citizen comments. All were in favor and the motion carried.

Minutes

It was moved by Commissioner Raley and seconded by Commissioner Jahn to approve the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on July 7th, 2008. All were in favor and the motion carried.

Citizen Comments

There were none.

United Methodist Church Variance Request ~ located at 451 Meeker Street

Chairperson Roberts opened the public hearing and requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

Request:

The applicant is requesting

- 1. A variance from the parking requirements of section 17.04.230.C.7 of the City Municipal Code which requires that churches provide "1 space per each 3 persons of capacity of the main sanctuary"*
- 2. A variance from section 17.04.230.J of the City Municipal Code which allows payment "to the City in lieu of providing required off-street parking spaces in the amount of \$2700 per space". The main sanctuary has a capacity of 150 persons which would require 50 parking spaces to be provided. The graveled area north of the main building has the potential to provide 29 to 37 onsite parking spaces with a 24' maneuvering area. The church would like to construct a 5300-5700+/- sq ft fellowship hall within this graveled area north of the main building. The proposed site plan provides 6 onsite parking spaces. Therefore, the addition would eliminate the capacity to provide 23 to 31 onsite parking spaces.*

Criteria for Approval of a Variance:

According to section 17.04.260 of the City Municipal Code, the Planning Commission may approve a variance from the provisions of this chapter (17.04), other than the uses specified for any district or restrictions on the location of factory built housing, only if it determines following review pursuant to Section 17.04.290 that the following criteria are substantially met:

- 1. The variance will not adversely affect the public health, safety and welfare.*
- 2. Unusual physical circumstances exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.*
- 3. The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their predecessors in interest.*
- 4. The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.*

United Methodist Church Variance Request ~ located at 451 Meeker Street continued...***Criteria for Approval of a Variance continued...***

5. *The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.*

The Planning Commission may impose conditions of approval as necessary to insure that the above criteria are met including limitations on the effective term of the variance.

Discussion

1. *As of 7-30-08, (10) petitions with (10) signatures were received approving of the request.*
2. *Staff does not see how 2, 3, and 4 of the variance approval criteria are being substantially met.*

Staff Recommendations:

Based on variance criteria 2, 3, & 4 staff recommends denial of the request. The church could improve the site as proposed without a variance upon payment in-lieu of parking fees.

Example Motion:

*I move that Planning Commission **approve/deny** the applicant's request for:*

1. *A variance to reduce the number of available onsite parking spaces at 451 Meeker St according to the proposed site plan*
2. *To reduce the current parking area without making payments in lieu of parking to the City in the amount of \$2700 per parking space as allowed by section 17.04.230.J of the City Municipal Code.*

Chairperson Roberts requested the applicant's presentation.

Aaron Clay, 1191 Sunset Court, representing the United Methodist Church discussed variance criteria.

Mr. Clay spoke to the five elements that are in a variance request.

1. They don't think it will affect the public health, safety and welfare. This building will be a great enhancement to downtown Delta. It will be used primarily for nights and weekends. There is a City owned parking lot across the street that will handle the traffic for those times.
2. He stated that unusual physical circumstances exist due to the fire that occurred. They now have an office that is located in the basement that is unsafe.
3. They did not create this unusual circumstance. The boiler blew up in the middle of the night.
4. There were other options that didn't fit the historic presence of the current building and they didn't think it was appropriate for the down town area.
5. They believe that there design will match up with the historic character of the current building and be a very nice amenity to the down town area.

There was extensive discussion about parking and if this area is currently a parking lot.

There was discussion on the use of the building from different organizations and the number of individuals participating at those times.

Commissioner Burnett asked if they have any estimate on how much this will increase their attendance or usage of the building.

Chairperson Roberts requested public comment.

United Methodist Church Variance Request ~ located at 451 Meeker Street continued...

Gary Lippard, 144 Dodge Street, Delta, addressed the concerns on parking. He doesn't feel this hall will impact anyone anywhere and will be an asset to the City of Delta. He asked the commission to approve this variance request.

Commissioner Bell asked about the apartments on 5th Street and the parking along there.

Mr. Lippard stated that they had never considered parking in that location.

Jack Petruccilli, 540 Marion, Ridgway, stated that he is concerned about down town Delta losing a good resident. He explained that he thinks the fee for payment in lieu of parking is a good idea, but it is designed for a for profit entity not for a non-profit entity.

Commissioner Burnett asked if they are anticipating meeting during normal business hours.

Mr. Clay explained that there are meetings during the day. He stated that at those times there are typically 10 to 20 people. The times that they are going to have 100 or more people will be during an evening session or Sunday morning.

Commissioner Dearmin asked how many handicap spots they have.

Mr. Clay replied that they have none right now. There are a couple of spaces that they roll out a handicap sign to designate on 5th Street and Meeker Street on Sunday mornings or during an event. He stated that the new building will be handicapped accessible.

Chairperson Roberts asked staff to address receiving a letter of approval from the neighboring businesses that have parking lots.

Mr. Shoopman stated what the code says about off street parking requirements.

Commissioner Bell asked what hours of operation Clubb's has on Sundays.

Mr. Clay stated they open at noon on Sundays.

Commissioner Burnett asked how far away the proposed parking is that will be required.

Mr. Black showed slides off the Power Point presentation of the area.

Chairperson Roberts closed the public hearing and requested commissioner comments.

Commissioner Oelke stated concerns about safety of loading and unloading individuals.

Commissioner Burnett commented on getting in writing the use of the other parking lots.

Commissioner Dearmin stated that if they get the letters from the other businesses to use their parking lots the City should allow them to do what they want to do.

Chairperson Roberts stated that the City has accepted agreements for parking in the past. He believes that this would be a good asset to the community.

United Methodist Church Variance Request ~ located at 451 Meeker Street continued...

There was discussion on what they are asked to approve and the letters from other businesses to use their parking lots.

It was moved by Commissioner Bell and seconded by Commissioner Jahn to grant:

1. A variance to reduce the number of available onsite parking spaces at 451 Meeker Street according to the proposed site plan.
2. To reduce the current parking area without making payments in lieu of parking to the City in the amount of \$2700 per parking space as allowed by section 17.04.230.J of the City Municipal Code.

Voting aye: Commissioners Bell, Raley, Jahn, Burnett, Dearmin and Roberts. Voting nay: Commissioner Oelke. Motion carried.

River Walk Subdivision Preliminary Plan ~ located at 455 1600 Road South

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner.

Project Proposal

The River Walk Preliminary Plat proposes to subdivide approximately 135.05 acres into 272 single family and duplex lots.

Zoning Regulations

The property's zone district is R-2 (with a small portion zoned R-4, Outlot J) which is intended to provide an area which is suitable for single family homes and duplexes.

Staff Recommendations

Staff recommends approval of the River Walk Preliminary Plat upon the following conditions:

1. *The developer shall apply for and receive an access permit from CDOT to increase the traffic demand at Hwy 50 & 1600 Rd by the trips generated from the number of residential building permits desired, prior to receiving such building permits.*
2. *The developer shall contribute, at the time of substantial completion and at the request of the City, 30% of the cost of intersection improvements at 1600 Rd and Hwy 50.*
3. *All lots shall be secured in a form acceptable to the City until 1600 Rd and Hwy 50 intersection improvements are complete and/or the City has received the developer's share of improvement costs.*
4. *Curb, gutter, sidewalk, asphalt improvements, ditch cover, and an access cut shall be installed along the frontage of 477 1600 Rd to the City's satisfaction (this may require additional street dedication from 477 1600 Rd).*
5. *The total number of residential units allowed within the subdivision shall coincide with the capacities and estimates of the engineered plans, traffic study, & CDOT permit. (The subdivision contains 272 lots, 68 of which are large enough to contain duplexes. This would allow a total of 340 residential units. The traffic study accounted for 310 units and the lift station is capable of serving a specified number of units.)*
6. *The developer must provide the City with an active permit or letter providing state approval of the proposed lift station.*
7. *The plat dedicates 56 acres of open space tracts to the HOA. Since this may be a large burden upon the HOA, staff recommends an alternative solution, such as dedicating portions of open space to the City.*
8. *Water, sewer, and electric must be stubbed for restrooms within the city park as approved by the City.*

River Walk Subdivision Preliminary Plan ~ located at 455 1600 Road South continued...***Staff Recommendations continued***

9. *The proposed City park should be fenced along 1600 Rd as approved by the City. Staff recommends that attractive low-maintenance fence materials be used.*
10. *The proposed City park must be constructed to industry and City standards and construction plans shall be submitted to and approved by the City.*
11. *Three mailbox locations are shown. At 310 units, this would average 103 units at each location. Staff recommends that a minimum of six mailbox locations be provided to disperse traffic from each location. The construction plans shall reflect the location and foundation details of mailbox locations so that utilities are not placed underneath.*
12. *Onsite gravel extraction activities must be for the approved project only and must comply with all local, state, & federal regulations.*
13. *Water tap fees must be paid prior to the preconstruction meeting of each phase. Water & sewer system improvement fees must be paid prior to receiving any building permits.*
14. *Corrections need to be made to the construction drawings and preliminary plat prior to a preconstruction meeting. The City requires 3 wet-stamped sets of approved engineered plans.*
15. *The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.*
16. *Preliminary Plat approval expires 2 years from the date of such approval. Approval of the current Preliminary Plat terminates prior plan approvals.*

Discussion Items:

1. *PC previously recommended approval of the prior River Walk preliminary plan submittal upon condition that the developer construct a 6' high privacy fence the entire length of the subdivision along 1600 Rd. The current plans do not reflect this.*
2. *The developer previously offered to contribute \$5,000 to the City for the construction of public restrooms within the proposed park. Staff recommends that this be a condition of approval.*
3. *The developer has requested that the City pay the cost of the water tap and system improvement fees for the public park restroom.*

Example Motion

*I move that Planning Commission recommend **approval/disapproval** of the River Walk preliminary plan **contingent** upon the following:*

1. *Satisfaction of staff recommendations as outlined in this report.*
Planning Commission recommendations (if any).

While Mr. Shoopman presented the staff report, questions or concerns from the Commissioners for Mr. Petrucci were encouraged to be asked at that time.

Jack Petrucci, 540 Marion, Ridgway, stated that they are back here tonight because they have moved the park. They are comfortable with the staff report and recommendations.

There was discussion about the right-of-way being donated to the City of Delta.

Mr. Petrucci addressed item #5 regarding staff's concern on duplexes. He explained that they have designed the subdivision with large lots with no intention of building duplexes and are comfortable with this requirement from staff.

Mr. Petrucci stated that the intersection has been designed and it has been submitted to the PUC which is a very timely process.

River Walk Subdivision Preliminary Plan ~ located at 455 1600 Road South continued...

There was discussion on the funding of the traffic light and the timing of when it would be installed.

Mr. Shoopman continued with item #6 of staff's report

Mr. Petruccelli explained their permit for the proposed lift station.

Mr. Shoopman continued with item #7.

Mr. Petruccelli addressed item #7 and how it has been changed due to recommendations of the City Council. He explained the open spaces throughout the subdivision and how all of them will be developed and maintained. He stated that there is almost 17 acres of open space and parks.

Commissioner Bell stated that there is property that is across the river and asked how that is being administered.

Mr. Petruccelli explained that area will not be developed.

There were no concerns on item #8.

There was discussion on item #9 requiring fencing along the proposed City park.

Mr. Petruccelli stated that he believes that this requirement will create a maintenance problem and a visual issue. He explained that there is a 40 foot buffer being landscaped and irrigated along 1600 Road.

Mr. Shoopman stated that the Parks Director wanted a fence that would be easy to maintain.

There was no discussion on item #10.

Mr. Shoopman addressed item #11 requiring additional locations of mailboxes.

Mr. Petruccelli stated that on item #12, extracting gravel on site, he does not believe they have to have a permit if being used for that location. However, if a permit is required they will obtain one.

Mr. Shoopman continued with item #13, #14, #15 #16 and the discussion items on staff's report. He added an additional discussion item on a condition of a minimum duplex unit size of 1100 square feet.

Mr. Petruccelli stated that he is okay with the 1100 square feet for the duplex unit, he is willing to contribute the \$5,000 for the restrooms, and he does not want to pay for the water tap for the bathrooms in the park. He wanted clarification on items #10, adding a grading plan, a drainage plan and description of the soccer goals.

Commissioner Bell asked in what phase the park becomes available.

Mr. Petruccelli stated it is in phase two.

Chairperson Roberts asked questions on item #7.

Mr. Shoopman stated that staff's recommendation not in the report. He explained that Mr. Petruccelli has submitted a revised plan.

River Walk Subdivision Preliminary Plan ~ located at 455 1600 Road South continued...

Mr. Petruccelli stated that there was a miscommunication between him and staff. That has been addressed.

There was discussion on what areas the HOA would be responsible for.

Commissioner Raley questioned item #3 on the discussion items.

Mr. Shoopman explained that Planning Commission is free to make a recommendation to Council and that Council would need to decide where to appropriate funds from the budget.

Chairperson Roberts commented that they could include the tap at that time.

Commissioner Oelke asked why they aren't willing to put in the tap.

Mr. Petruccelli stated that upon reviewing the City Code; he doesn't believe it should be their responsibility to build the restrooms. They have agreed to donate some money for the restrooms and stub out water and sewer taps at their expense.

There was discussion on water tap fee for the restrooms.

Chairperson Roberts requested public comment.

Clarence Thomson, 1964 1600 Road, stated that he feels this subdivision will dramatically change the character of the neighborhood. He addressed the concerns about the approval of duplexes and the opportunity for this subdivision becoming a village of rentals. He stated concerns about the park and the problems that it might bring to the neighborhood.

Kristin Thomson, 1964 1600 Road, also addressed questions on the park and the duplex lots.

Chairperson Roberts stated that Council requested this park to be moved from the back to the front. He also clarified that there would be no lights on the park.

There was discussion on the park addressing lighting, fencing, when the park would be completed and who would be responsible for it.

Mrs. Thomson asked when the building would start.

Mr. Petruccelli stated that they haven't decided if they would start this fall or spring.

Mr. Black explained the City's process for approving the building process.

There was discussion on the material of the fence along 1600 Road.

Mr. Petruccelli addressed Mrs. Thomson's questions on the park and the duplexes.

Commissioner Bell asked about fencing on the individual lots.

Mr. Petruccelli stated that they normally only require fencing in the back yard, four feet with no approval and six feet with approval.

River Walk Subdivision Preliminary Plan ~ located at 455 1600 Road South continued...

Mr. Petrucci explained that originally they had asked for some duplex designation and explained why those plans have changed.

Mr. Thomson requested that this be documented somewhere.

Chairperson Roberts asked for commissioner comments.

Commissioner Dearmin stated he has no problem with not having the park area fenced so that the police department can look through there.

Commissioner Jahn stated that he doesn't feel that a privacy fence is necessary in that area.

There was discussion on the fence in the park area.

Commissioner Raley stated that he doesn't have a problem with any of it.

Chairperson Roberts stated his concerns of the location of the park and who owns it.

It was moved by Commissioner Raley and seconded by Commissioner Dearmin to recommend approval of the River Walk preliminary plan contingent on the following:

1. Satisfaction of staff recommendations as outlined in this report.
2. Include item #1, #2 of the discussion items
3. City pay for the water tap and system improvement for the public park restrooms
4. Square footage would have to be 1100 feet per unit for duplexes
5. No lighting for the park
6. No fence along the park

Voting aye: Commissioners Bell, Raley, Oelke, Dearmin, Jahn, and Burnett. Voting nay: Commissioner Roberts. Motion carried.

At 8:50 p.m. Chairperson Roberts called for a short recess.

At 8:58 p.m. Chairperson Roberts reconvened the regular meeting.

Longview Subdivision ~ PUD Sketch Plan ~ located at 1317 Highway 50

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner.

Request

The applicant is requesting approval of the Longview PUD sketch plan. The plan covers 129 acres north of Hwy 50 in northwest Delta. The plan proposes to subdivide the property into 8.6 acres for commercial development, 17.1 acres for high density residential development, and 34.5 acres for medium density residential development.

35.5 acres at the north of the site will remain undeveloped and zoned A-1.

10.9 acres of park, open space, common area, and retention area is proposed, which is 19.4% of the residential area being developed.

The applicant is also requesting concurrent approval of a rezone request.

Longview Subdivision ~ PUD Sketch Plan ~ located at 1317 Highway 50

Request continued...

The applicant has submitted an extensive narrative discussing existing and proposed infrastructure that will serve the proposed multi-use development and of how the sketch plan and requested zone change supports the goals of the City's current and new Comprehensive Plan (see attached submittal).

Discussion

The following will need to be addressed and/or corrected at preliminary plan submittal:

1. *New streets accessing Hwy 50 should be master planned with the City and CDOT. City staff has concern that a collector/arterial access to the site should align with 1325 Rd.*
2. *The preliminary plat submittal shall include all required studies, plans, profiles, and permits as outlined in Section 16.04 of the City Code and as required by the Standards & Specifications Manual.*
3. *Permits required from other local, state, and federal agencies, such as sewer lift station, stormwater discharge, and highway access & utility permits shall be included in the Preliminary Plat submittal.*
4. *The phasing plan will need to be designed so that all proposed lots/units meet City design standards and infrastructure requirements.*
5. *Because of maintenance costs, Public Works and Parks staff recommend against proposed landscaped medians within City streets.*
6. *The PUD section of the City Code requires the location and approximate size of proposed buildings, structures, improvements, and their proposed uses to be shown as part of submission and review of the sketch plan. Since the developer has not provided such detail for the 8.6 acre commercial site or the 181 single family lots at this time, staff recommends that this detail and other such details as required for site development:*
 - a. *Be provided as part of the preliminary plat approval process; or*
 - b. *Be reviewed as a conditional use following the conditional use approval process*
7. *Staff recommends that a neighborhood identity plan be required for residential development as a condition of PUD approval. The intent of such plan would promote streetscape and architectural design that creates aesthetically pleasing diversity and variety along City streets. The plan should focus on design elements as follows:*
 - a. *Site features such as required street frontage landscaping, varied setbacks, and model home diversity*
 - b. *Architectural features such as color and material combinations, side and rear elevation enhancements, changes in wall plane, roof pitch, arches, dormers, porches, garage setbacks, etc.*
8. *City Code requires residential PUD's to designate at least 25% of the gross area of the site as open space. The sketch plan provides 19.4% of the residential site as open space which includes a combination of park, retention, and common areas (see sketch plan for details). Planning Commission may allow a reduction in open space as outlined in the City Code. Staff requests approval/disapproval of the proposed combination of open space.*
9. *Based on the number of residential units proposed, City Code requires 3.7 acres of park (active recreational area) to be provided. Since the required/proposed park size is larger than 2 acres, the park may be dedicated to the City. Staff requests comments as to whether this should be designed as a City park.*

Staff Recommendations

*This submittal appears to substantially comply with the sketch plan requirements of 16.04.050 (C). Staff recommends **approval** of the Longview PUD sketch plan upon the following conditions:*

1. *Satisfaction of the above items*

Longview Subdivision ~ PUD Sketch Plan ~ located at 1317 Highway 50 continued...**Staff Recommendations continued...**

2. *Concurrent approval of the rezone request*
3. *Adoption of the updated Comprehensive Plan and Future Land Use map*

There was discussion on the road on the south side matching up with a road on the north side.

Chairperson Roberts requested the applicant's presentation.

Tom Logue, 537 Fruitwood Drive, Grand Junction, presented the applicant's presentation. He stated that they do not take any exception to any comments or recommendations in the staff report. The sketch plan is the foundation upon which they will build there subsequent permit applications and preliminary plan.

Mr. Logue stated that they have had some informal discussions with CDOT as it related to access to the property. He addressed the recommendations from CDOT.

Mr. Logue explained that Mr. Houston has a contractual relationship with Mr. and Mrs. Brown as it relates to contract with 35 acres. They are continuing discussions in terms of adjusting the area so that parcel lines will conform closer to subsequent preliminary plan.

He stated the concerns on the landscaped medians and creating a buffer.

Chairperson Roberts asked where the property overlays on the proposed sketch plan.

Mr. Black showed slides addressing the area.

Chairperson Roberts asked about the land within the sketch plan.

Mr. Logue stated that what they really have here tonight are two developers. They met early on with staff they recommend to include as much property as they could to get the City a better idea on what the future may hold for them out in this area. He explained that the minimum would incorporate approximately 70 acres if not all the acreage that is on the site. Once they get the feedback from this board and ultimately the City Council then they can sit down and get into this.

Chairperson Roberts stated that according to the large sketch plan the park and community center is 3.8 acres. The City's requirement of 3.7, does this include the community center also.

Mr. Logue stated that it does include the community center.

There was some discussion on the park and whether the City is interested in taking ownership of the park and community center.

Mr. Black addressed the park concerns.

Mr. Logue stated that it would be a private park for the residents of the Longview subdivision. The idea of the community center was to put together a facility to be leased by the same residents to generate enough revenue to maintain the building. At this point at time, the applicant needs direction.

Longview Subdivision ~ PUD Sketch Plan ~ located at 1317 Highway 50 continued...

Commissioner Bell stated that based on the previous discussion he would assume the park would need to go on the east side. He asked if there is a way to have a joint City Park and an adjacent community center.

Mr. Logue stated that he was surprised that the City would be interested in a park this size.

Mr. Shoopman stated that the PUD requirements start at 25%.

Commissioner Bell commented on the cult-d-sacs that abut right up to the property line. He stated that he would like to see more subdivisions more planned.

Mr. Shoopman stated they are going to have to look at the 40 foot setback from I Road.

Commissioner Jahn commented that blocks 7, 8, 11 and 12 don't meet the four hundred foot minimum according to code.

Mr. Shoopman wanted to remind the commissioners that on the PUD the code allows them to vary from those standards.

Chairperson Roberts requested public comment.

Stan Reim, 823 1400 Lane, commented on the power line that is being installed across the back of his property and the high density housing being proposed in this area.

Sue Brown, 1317 Hwy 50, pointed out that it shows that 129 acres being zoned, roughly 35 1/2 acres is not.

Roberts stated that the rezone is the next item on the agenda.

Chairperson Roberts asked for commissioner comments.

Commissioner Bell stated the he would like to see more creativity as far as street layout.

Commissioner Raley stated that it goes along with the proposed comp plan and land use map.

Commissioner Oelke stated concerns about the park.

Commissioner Burnett commented on moving towards their proposed comp plan. However, there needs more work defining the park and some of the lot sizes.

Commissioner Dearmin stated that there are other areas that need to be looked at also as far as the low density by the pond and the medium density further back.

Commissioner Bell asked if there is potential in creating a park near the pond.

Mr. Logue addressed that question.

Mr. Shoopman explained the requirements for open space in a PUD and the park requirements in a regular subdivision.

Longview Subdivision ~ PUD Sketch Plan ~ located at 1317 Highway 50 continued...

Chairperson Roberts commented on the street layout. He also addressed the one area being covered parking needing to be landscaped.

Commissioner Bell asked if they have the option to table this to see what a revised sketch plan would come back with.

Chairperson Roberts stated that their option would be to disapprove it or approve it. Disapproval would require them to come back.

It was moved by Commissioner Raley and seconded by Commissioner Oelke to recommend approval to City Council of the Longview ~ PUD Sketch Plan with staff recommendations and comments. Voting aye: Commissioners Raley, Oelke and Burnett. Voting nay: Commissioners Bell, Jahn, Dearmin and Roberts. Motion failed.

Mr. Black stated that if this is being denied there may be a requirement for a new application. If they are looking at making a few revisions the commissioners might look at continuing this until the next Planning Commission meeting to allow the applicant to work through the commissioners recommendations.

Mr. Logue stated he would like to know what the commissioners would like to see in the revised sketch plan.

Chairperson Roberts stated that he would like to see the reconfiguration of the yellow area.

There was discussion on the cult-d-sacs, landscaping buffers, fencing and meeting with CDOT.

It was moved by Commissioner Jahn and seconded by Commissioner Bell to continue this to the next meeting. All in favor, motion carried.

Longview Subdivision ~ PUD Rezone Request ~ located at 1317 Highway 50

Mr. Black stated that this is part of the previous item and would recommend continuing this to the next meeting.

Mr. Logue's preference would be to continue this with the sketch plan.

It was moved by Commissioner Bell and seconded by Commissioner Jahn to continue this item until the sketch plan for the PUD is heard. All in favor, motion carried.

Comprehensive Plan Update

Community Development Director Glen Black explained that Bennett wasn't able to forward the copies of the comprehensive plan today. He requested to schedule a steering committee meeting mid August to have a final review of it and to make a recommendation to City Council.

There was discussion on when to have a steering committee meeting. It was decided to have the meeting on August 27, 2008 at 6:30pm.

Commissioner Comments

Commissioner Bell stated that Planning Commission has the authority to initiate zone changes. He suggested that Planning Commission look at a B-3 zone in the north section of town and put this as a future agenda item.

Mr. Black stated that for clarification this is the Cotton property off of Hwy 50. He explained the process and recommended that the hearing be held at the October meeting.

It was moved by Commissioner Bell and seconded by Commissioner Raley to instruct staff to start the process to rezone the Cotton property located off of Hwy 50 at the October meeting. All in favor, motion carried.

Staff Comments

Mr. Black commented on approving on criteria.

There was discussion on the variance of the United Methodist Church.

Meeting was adjourned at 10:36pm.

Jolene E. Nelson, City Clerk